

Alderney Estates

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1, CROSSWAYS



NEW PRICE

£225,000 FREEHOLD

**3 BEDROOMS (1 EN-SUITE) - LIVING ROOM - DINING ROOM
KITCHEN - BATHROOM - W.C. - UTILITY ROOM
PATIO - SUN TERRACE - PARKING**

APPOINTMENTS STRICTLY THROUGH VENDOR'S AGENT

Telephone: 01481 823110

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1, CROSSWAYS

Venelle de Simon, Alderney GY9 3TN

Overview:

- Spacious family home with extensive living space
- Potential to create two separate apartments
- Situated close to town, shops & restaurants

ENTRANCE HALL

16ft 6" x 6ft 6"

uPVC half-glazed front door and side panel. Window faces North-West. Under stairs cupboard. Worcester boiler for oil-fired central heating. Coat hooks. Meter cupboard. Fitted carpet.

UTILITY ROOM

12ft 6" x 9ft 4"

Window faces North-West. White wood floor and wall units with laminate work tops. Stainless steel 1.5 sink. Air vent. Glassed window overlooking hallway. Electrolux fridge/freezer. Airing cupboard housing hot water cylinder. Storage cupboard. Tiled flooring. Half-tiling to walls. Hoover auto 800 washing machine.



INNER HALLWAY

19ft 6" x 3ft

MASTER BEDROOM

19ft 3" x 11ft

Windows face South-East. Door leads out onto small, walled patio. Three fitted double wardrobes and storage. Fitted carpet.

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Ground Floor - 1, Crossways

EN-SUITE SHOWER ROOM

12ft (into shower) x 4ft 8"

Large walk-in Mira 88 shower with central drainage. Rail & curtain. Shaver socket. Mirror. Towel rails. Shaver socket. Wall-mounted basin. W.C. Cork floor tiling. Extractor light. Tiling to walls.



BEDROOM 2

11ft 6" x 10ft 6"

uPVC double-glazed window faces South-East. Single wardrobe & storage. Fitted carpet.



BATHROOM

8ft 6" x 6ft (max)

Partial tiling to walls. Bath with shower attachment and screen. W.C. Hand basin. Mirror. Shaver point. Two towel rails. Fitted carpet.



BEDROOM 3

11ft 6" x 11ft 6"

Window faces North-West. Single wardrobe. Fitted carpet.



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Stairs to:

First Floor - 1, Crossways

LANDING

8ft 9" x 3ft 3"

Window faces North-West with distant sea views. Balustrade. Fitted carpet.

DINING ROOM

19ft x 13ft 6"

Windows face South-East. Door leads to Sun Terrace. Coving. Fitted carpet. Glazed hardwood double doors to Living Room.



LIVING ROOM

25ft x 11ft 6"

uPVC double-glazed windows face North-West with distant sea views and South-West overlooking the Sun Terrace. Log-effect gas fire and stove pipe with granite hearth and surround. Fitted carpet.



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First Floor - 1, Crossways

KITCHEN

9ft x 9ft

uPVC window faces North-West with distant sea views. Vinyl flooring. Half-tiling to walls. Stainless steel sink unit with double drainer. Fitted wall and base units. Fuse box. Parkinson Cowan four ring gas cooker. Extractor hood. Hotpoint First Edition fridge/freezer. Zanussi washing machine.



SUNTERRACE

Faces South-East. Sheltered by screening and uPVC boarding.

PATIO AREA

Faces South-East. Sheltered by stone wall. Space for clothes line and garden furniture.

FRONT GARDEN

A space facing North-West planted with shrubs and bushes which could be used as a seating area or to extend the house further.

PARKING

A parking space is included with the house.

Services

Electricity, Water and Mains Drainage.

Whilst every effort is taken to give a fair description, the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after any sale.

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